

LEGAL DESCRIPTION  
PALMERAIE

Parcel No. 1:

Being a portion of the property described as Parcel No. 1 Document No. 2007-0600773, Records of Maricopa County, Arizona, and being part of the East Half of the Northeast Quarter of the Northeast Quarter of Section 10, Township 2 North, Range 4 East of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Maricopa County Engineering Department Brass Cap in hand hole marking the Northeast Corner of said Section 10, from which the Town of Paradise Valley Brass Cap flush marking the North Quarter Corner of said Section 10 bears South  $88^{\circ}25'57''$  West, a distance of 2,648.63 feet;

Thence South  $88^{\circ}25'57''$  West, along the North line of the Northeast Quarter of said Section 10, a distance of 662.16 feet to the Northwest Corner of the East Half of the East Half of the Northeast Quarter of said Section 10;

Thence South  $00^{\circ}16'37''$  East, along the West line of the East Half of the East Half of the Northeast Quarter of said Section 10, a distance of 55.01 feet to a point on a line which is parallel with and 55.00 feet Southerly, as measured at right angles, from the North line of the Northeast Quarter of said Section 10, said point being the True Point of Beginning;

Thence North  $88^{\circ}25'57''$  East, along said parallel line, a distance of 566.75 feet to the beginning of a tangent curve of 30.00 foot radius, concave Southwesterly;

Thence Southeasterly, along said curve, through a central angle of  $91^{\circ}05'48''$ , a distance of 47.70 feet to a point on a line which is parallel with and 65.00 feet Westerly, as measured at right angles, from the East line of the Northeast Quarter of said Section 10;

Thence South  $00^{\circ}28'15''$  East, along said parallel line, a distance of 1,234.57 feet to a point on the South line of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 10;

Thence South  $88^{\circ}31'30''$  West, along said South line, a distance of 601.59 feet to the Southwest Corner of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 10;

Thence North  $00^{\circ}16'37''$  West, along the West line of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 10, a distance of 1,264.27 feet to the True Point of Beginning.

Parcel No. 1 containing 757,787 Square Feet or 17.396 Acres, more or less.

Parcel No. 2:

Parcel E1 and Parcel E2 of Amended 7000 East Lincoln – Amended, as recorded in Book 1344 of Maps, Page 28, Records of Maricopa County, Arizona.

Parcel No 2 containing 509,081 Square Feet or 11.687 Acres, more or less.

The total containing 1,266,868 Square Feet or 29.083 Acres, more or less.





N. 1/4 COR., SEC. 10  
T.2N., R.4E.

**INDIAN  
BEND ROAD** N88°25'57"E 2648.63'(M)



1986.47'

N88°25'57"E 388.80'

40'

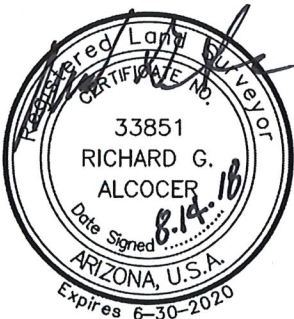
L1 662.16'

NE. COR., SEC. 10  
T.2N., R.4E.

### LINE TABLE

NO.	BEARING	LENGTH
L1	S00°16'37"E	40.01'
L2	S88°31'30"W	10.10'
L3	N45°47'01"W	47.30'
L4	N43°25'57"E	46.67'

(M) = MEASURED



N01°34'03"W 543.14'

PARCEL E2  
BOOK 1344 OF MAPS  
PAGE 28

N90°00'00"E  
408.72'

N01°34'03"W 636.80'

PARCEL E1  
BOOK 1344 OF MAPS  
PAGE 28

N90°00'00"W 350.54'

L2

S00°16'37"E 587.47'

S00°16'37"E 669.30'

MATCH SHEET 1

ALL VALUES SHOWN  
ARE CALCULATED  
UNLESS NOTED  
OTHERWISE.

E. 1/4 COR., SEC. 10  
T.2N., R.4E.

S00°28'15"E 2640.53'(M)

**SCOTTS DALE ROAD**

SCALE 1" = 200'

EXHIBIT

4550 North 12th Street  
Phoenix, Arizona 85014  
Phone 602-264-6831  
<http://www.cvlci.com>

**PALMERAIE**

**EXHIBIT**



2 OF 2



PALMERAIE  
PARCEL NO. 1

The date and time is  
8/14/2018 9:10 AM

\* FILEPATH / NAME:  
N:\01\0268901\CADD\COGO\CB.LEGALS.dwg

BOUNDARY

N88°25'57.1760" E 566.75220

RB = S01°34'02.8243" E  
R = 30.00000  
A = 47.69814  
C = 42.83052  
CB = S46°01'08.6810" E  
D = 91°05'48.2865"  
T = 30.57982  
RB = N89°31'45.4623" E

S00°28'14.5383" E 1,234.56816

S88°31'29.9855" W 601.58969

N00°16'37.1241" W 1,264.26619  
to

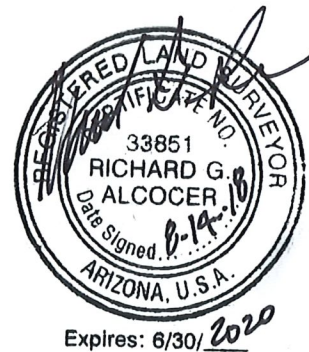
Area = 757,787 17.396 AC

Closing course: 260°34'20.6340" 0.003600

Misclosure: 1/1,000,000+

North Error: 0.000590  
East Error: 0.003551

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PALMERAIE  
PARCEL NO. 2

The date and time is  
8/14/2018 1:13 PM

\* FILEPATH / NAME:  
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BOUNDARY

S00°16'37.1241" E 1,256.76508

S88°31'29.9855" W 10.09991

N90°00'00.0000" W 350.53910

N45°47'01.4120" W 47.30303

N01°34'02.8240" W 1,179.93879

N43°25'57.1762" E 46.66905

N88°25'57.1760" E 388.79920  
to

Area = 509,081 11.687 AC

Closing course: 103°04'17.1346" 0.001775

Misclosure: 1/1,000,000+

North Error: 0.000401  
East Error: 0.001729

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